



TheQuad

5740-5770 Fleet Street, Carlsbad

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Class A
Office



Onsite
Fitness Center



Outdoor
Lounge Space



Prime
Coastal Location



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Property Highlights

North San Diego's Premier Corporate HQ Location

- Prestigious Carlsbad Ranch location
- Private balconies with panoramic views of the Pacific Ocean and Carlsbad Flower Fields
- Proposed upgrades include pickleball court and onsite cafe
- Outdoor lounge space, bike racks, EV charging stations, bocce ball court, table tennis, and public Wi-Fi
- Immediate access to Interstate 5 via Cannon Road or Palomar Airport Road
- Close proximity to restaurants, hotels, and other amenities
- New exterior improvements and onsite fitness center with showers and lockers
- Efficient floor plans with quality tenant improvements
- Building and monument signage available
- Onsite property management
- After-hours security access system
- Two-story lobbies



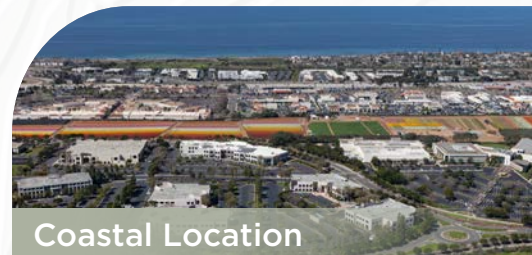
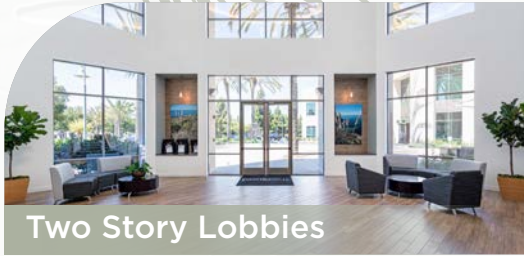
Onsite Fitness Center



Corporate Event Space

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Site Plan



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Availabilities

BUILDING	BUILDOUT	SUITE	SIZE (RSF)	AVAILABILITY	LEASE RATE
5740	Traditional	110	2,864 RSF	Now	\$3.20/SF + E
5740	Traditional	150	4,163 RSF	Now	\$3.20/SF + E
5760	Shell	100A	5,274 RSF	Now	\$3.20/SF + E
5760	Creative	200	7,686 RSF	Now	\$3.20/SF + E
5760	Creative	220	11,450 RSF	Now	\$3.20/SF + E



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Floor Plans



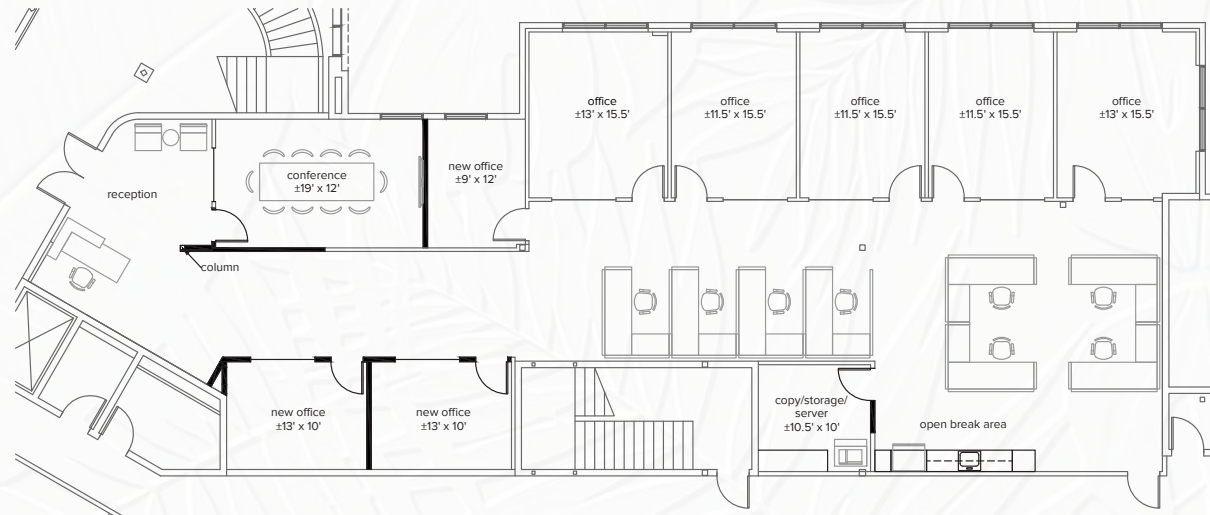
First Floor
5740 Fleet Street

BUILDING	BUILDOUT	SUITE	SIZE	AVAILABILITY	LEASE RATE
5740	Traditional	110	2,864 RSF	Now	\$3.20/SF + E
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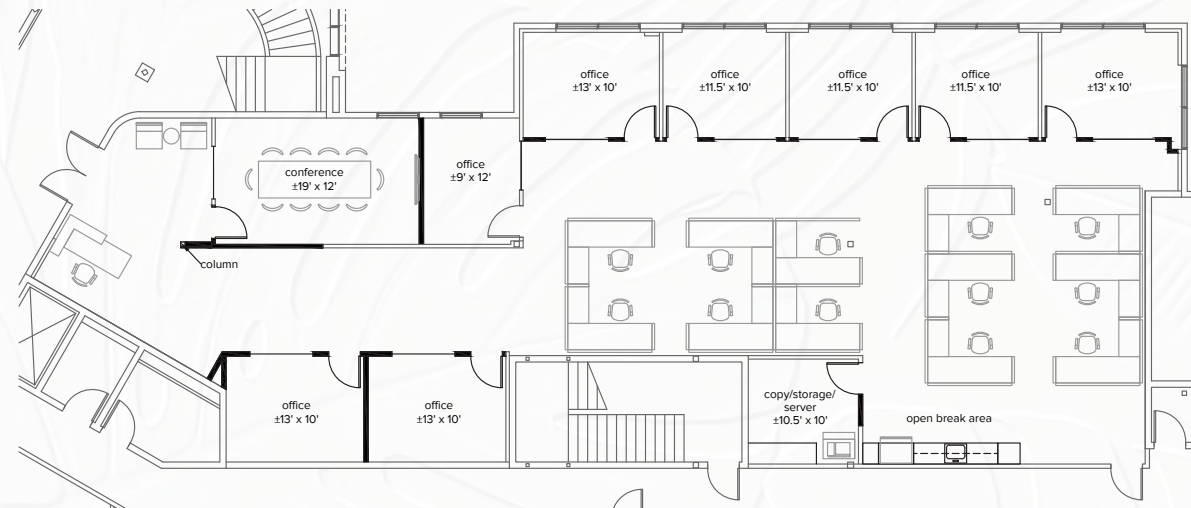
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Proposed Test-Fit | First Floor | Suite 150

Prelim Space Plan | Option 1

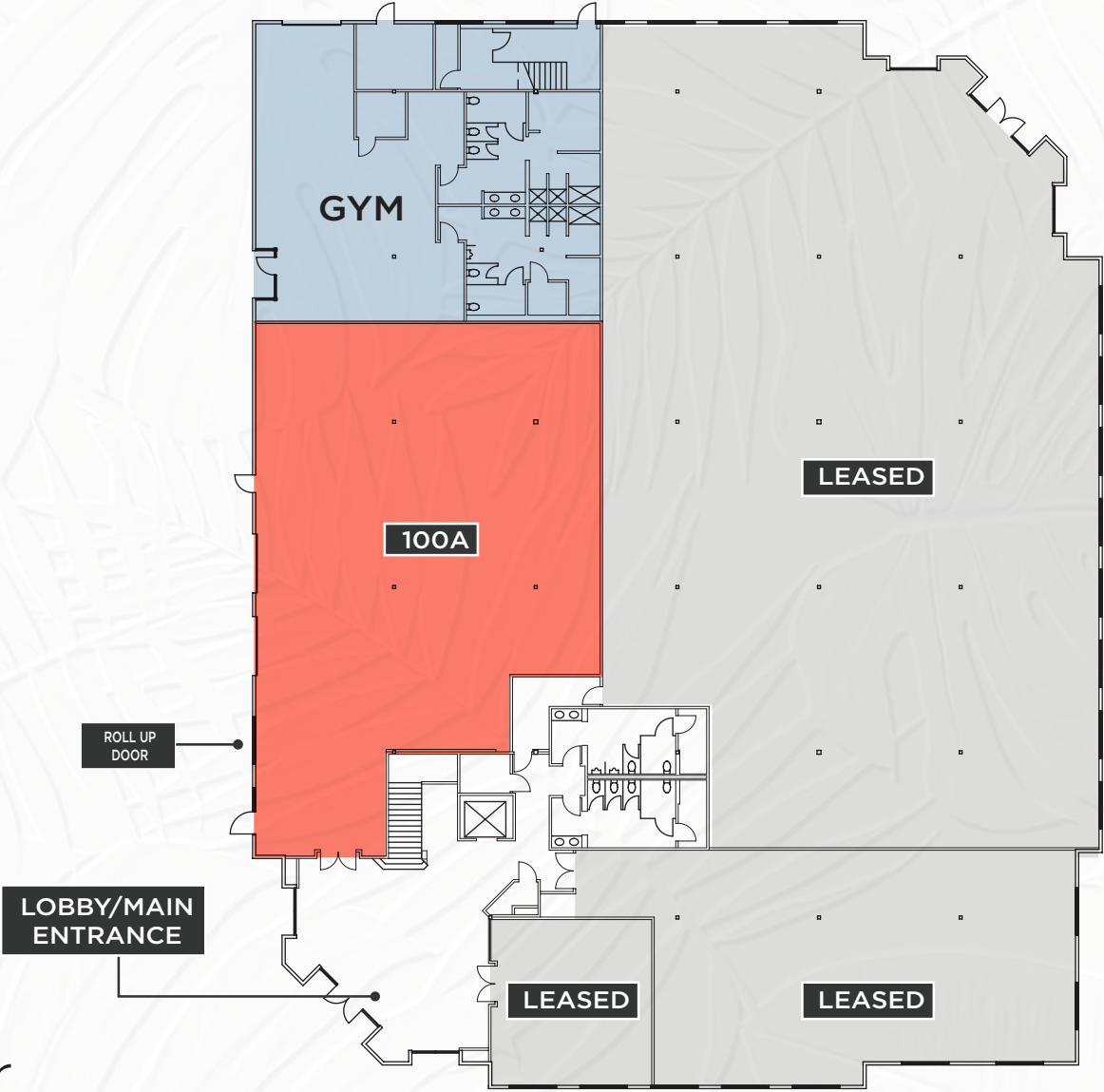


Prelim Space Plan | Option 2



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Floor Plans

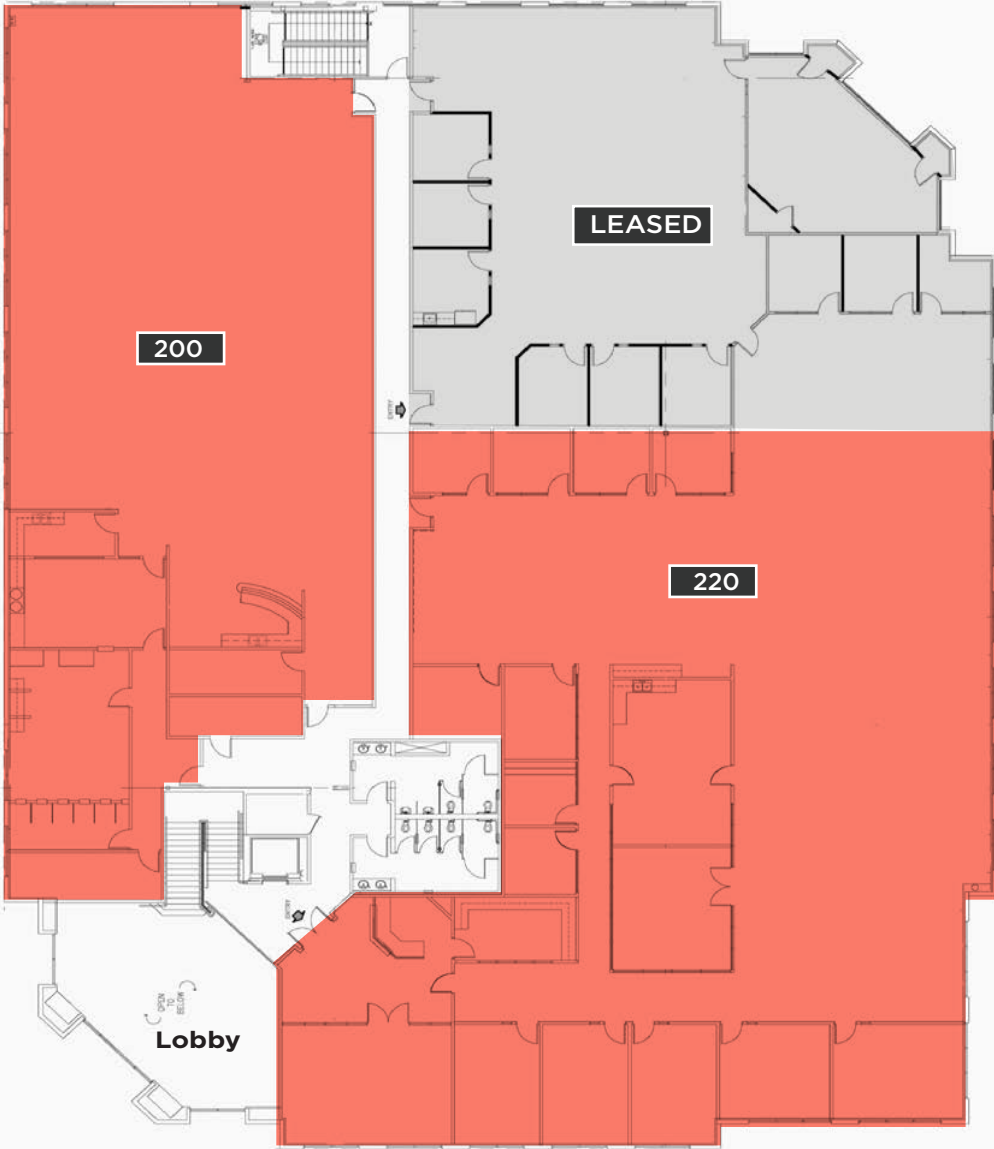


First Floor
5760 Fleet Street

BUILDING	BUILDOUT	SUITE	SIZE	AVAILABILITY	LEASE RATE
5760	Shell	100A	5,274 RSF	Now	\$3.20/SF + E

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Floor Plans



Second Floor
5760 Fleet Street

BUILDING	BUILDOUT	SUITE	SIZE	AVAILABILITY	LEASE RATE
5760	Creative	200	7,686 RSF	Now	\$3.20/SF + E
5760	Creative	220	11,450 RSF	Now	\$3.20/SF + E

TheQuad Gym



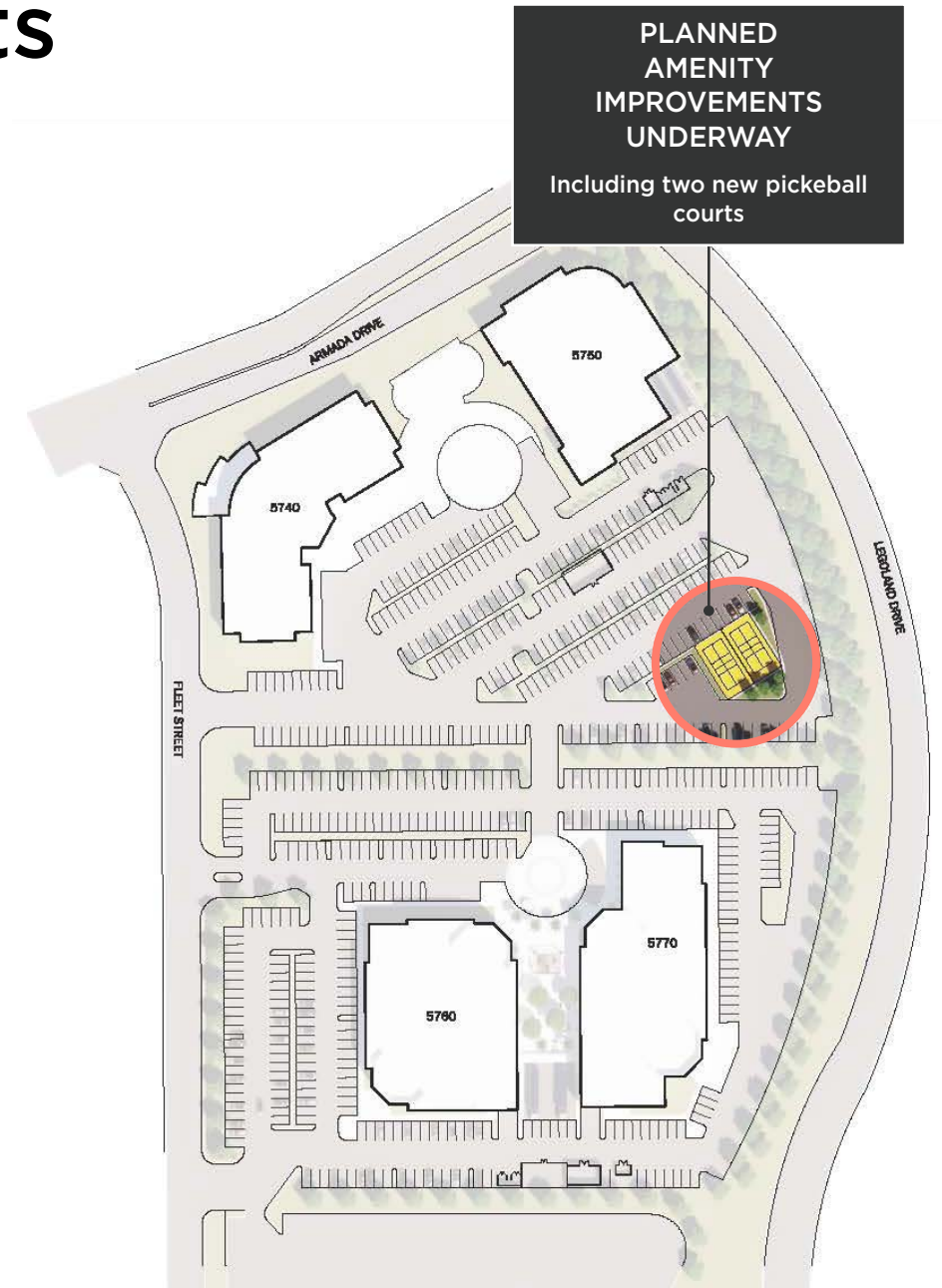
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Outdoor Lounge



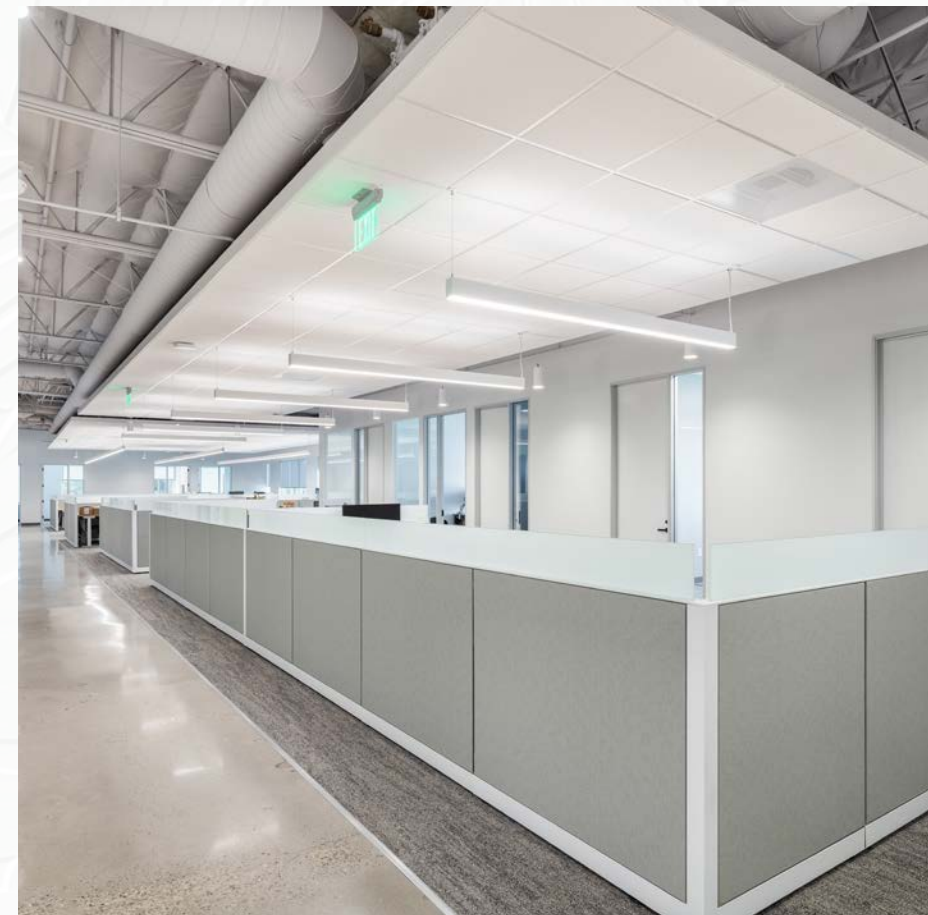
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Conceptual Plan | Pickleball Courts



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Building Finishes





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Local Amenities



Del Mar
Cardiff
Encinitas

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5760

5770

5740

5750

Armada Drive

Agricultural Open Space (CR-A-OS)

Drive Times

10 MIN.

McClellan Palomar Airport

5 MIN.

Interstate 5 Pacific Ocean

1 HR.15 MIN.

Riverside County

1 HR.

Orange County

35 MIN.

Downtown San Diego



Geo Carlsbad - Phase 1



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About Barker Pacific Group, Inc.

Barker Pacific Group, Inc. (“BPG”) is a vertically integrated real estate investment firm with extensive experience in the acquisition, development, property management, asset management, and construction management of complex commercial real estate projects. Founded in 1983, the firm has developed, acquired, and operated high-quality properties across California—including San Francisco, Los Angeles, Sacramento, and San Diego—as well as key markets in Austin, San Antonio, Houston, Phoenix, Las Vegas, and South Florida.

Mark Handin serves as Managing Principal of the firm, which maintains offices in Los Angeles, San Francisco, Roseville, Fullerton, Pasadena, Santa Ana, Phoenix, and Las Vegas.

BPG’s expertise spans the acquisition, repositioning, and management of premier office, self-storage, and residential assets in major U.S. markets. The firm has a long-standing history of working with nationally recognized corporate tenants, including IBM, British Petroleum, and Northrop Grumman, among others. Through a flexible and entrepreneurial approach, BPG identifies market inefficiencies and implements creative, disciplined strategies to unlock value—delivering superior, risk-adjusted returns for investors and capital partners across a broad range of investment structures and market cycles.

CONTACTS

ARIC STARCK

Executive Vice Chairman

760.431.4211

aric.starck@cushwake.com

CA Lic. #01325461

MATTY SUNDBERG

Senior Vice President

760.438.8518

matty.sundberg@cbre.com

CA Lic. #01257446

ALEX BUSH

Senior Director

760.302.6343

alex.bush@cushwake.com

CA Lic. #02298794



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